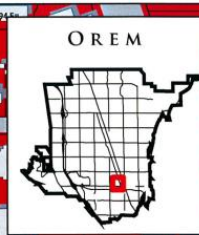
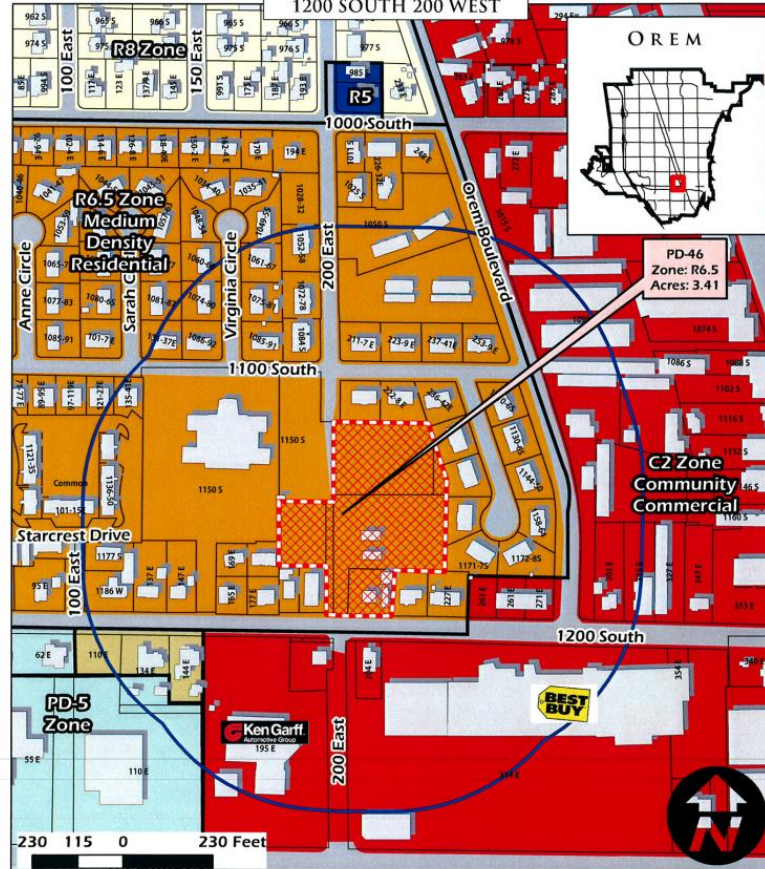


**PUBLIC HEARING** – Enacting Section 22-11-59 and Appendix NN (PD-46 zone) and amending Section 22-5-1 and Section 22-5-3(A) and the zoning map of the City of Orem to change the zone on property located generally at 200 East 1200 South from the R6.5 zone to the PD-46 zone.

# PD-46 ZONE

1200 SOUTH 200 WEST



PD-46  
Zone: R6.5  
Acres: 3.41

C2 Zone  
Community  
Commercial

PD-5  
Zone

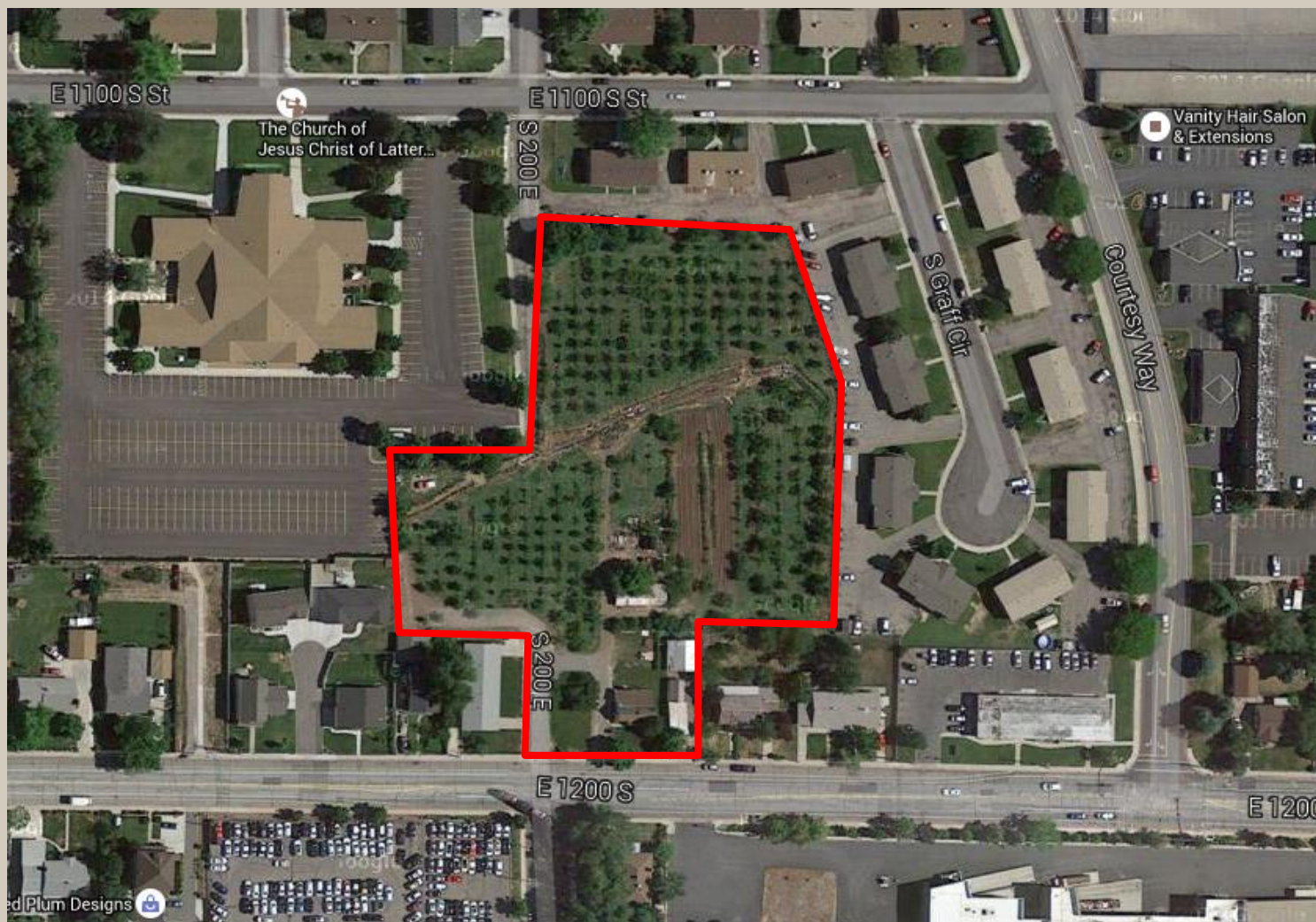
Ken Garff

BEST  
BUY

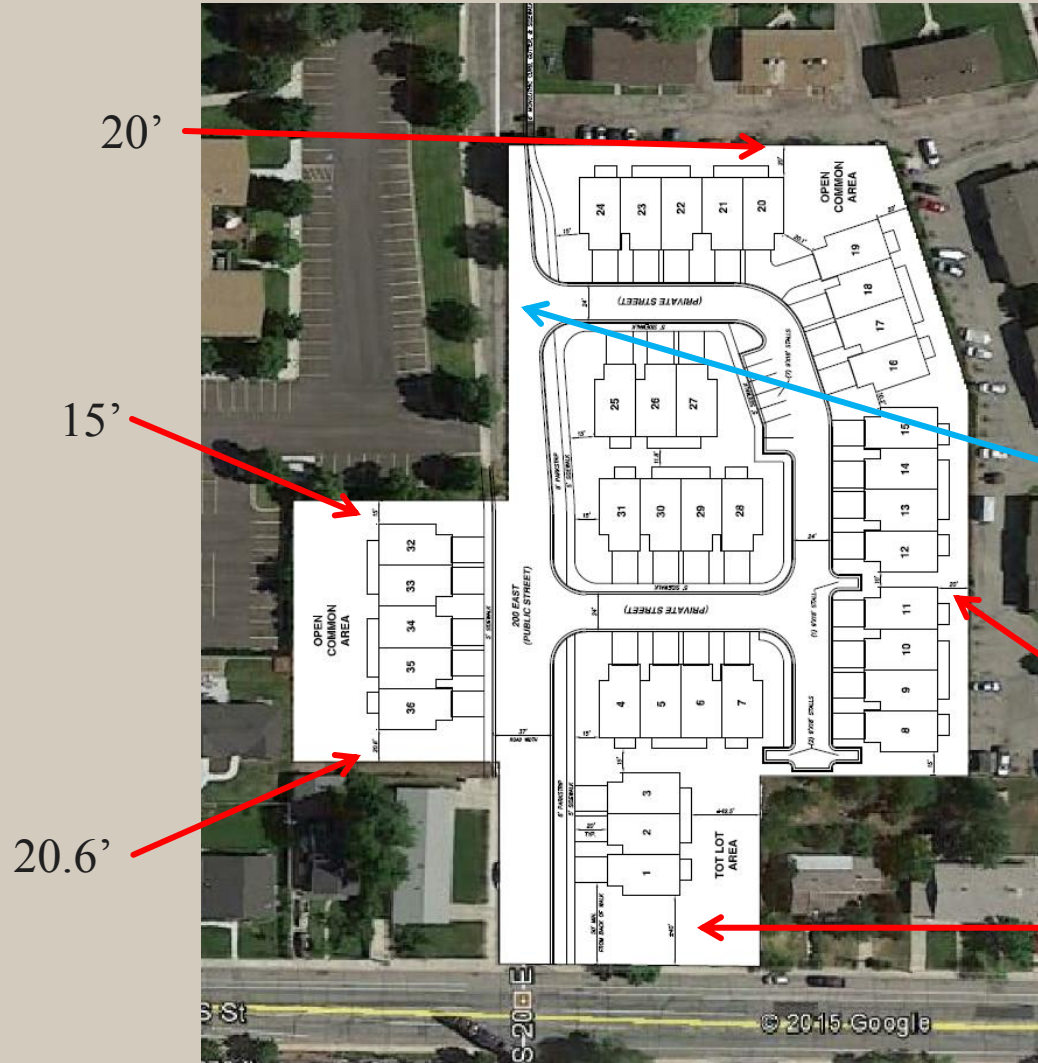
◆ PD-46 Zone;  
R6.5 Zone; 3.41 Acres.

NIA CONTACT:  
Lakeridge Neighborhood  
Harold and Dana Rogers

Legend  
 Notification Boundary  
 Buildings  
 Parcels







- 36 Units
- Up to 12 units per acre
- Maximum height of 30 feet
- 2.25 parking stall per unit
- 35 percent landscaping
- Development Agreement – Complete the street connection from 1100 South to 1200 South

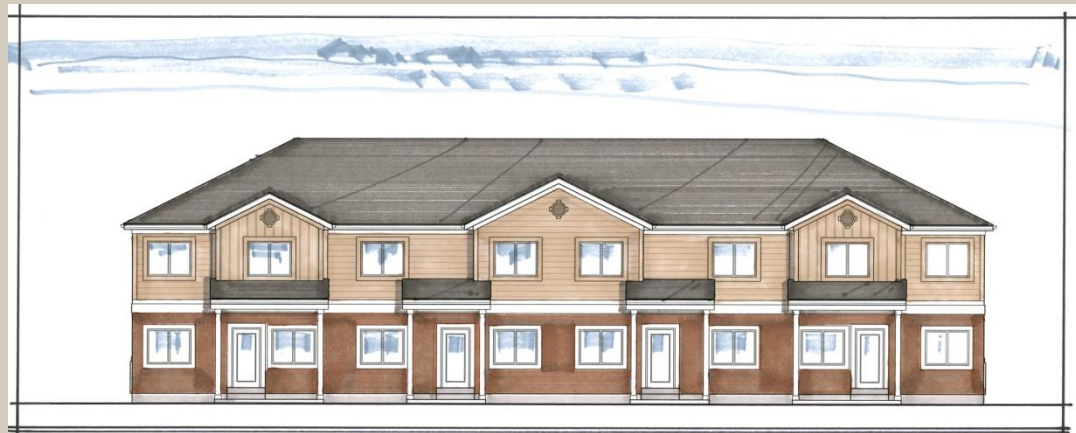
20'

Setbacks from property line





BUILDING DYNAMICS



BUILDING DYNAMICS



BUILDING DYNAMICS





Pheasant Meadows – Sleepy Ridge Golf Course Area

## Advantages

- The proposed development fits in with surrounding land uses;
- The development provides an appropriate in-fill use;
- The property is best suited as higher density instead of single-family; and
- 200 East street will be completed between 1100 South and 1200 South as part of this project

## Disadvantages

- None identified

**RECOMMENDATION:** The Planning Commission recommends the City Council enact Section 22-11-59 and Appendix NN (PD-46 zone), and amend Section 22-5-1 and Section 22-5-3(A) and the zoning map of the City of Orem to apply the PD-46 zone to 3.52 acres located generally at 200 East 1200 South. The planning staff supports the Planning Commission's recommendation.